

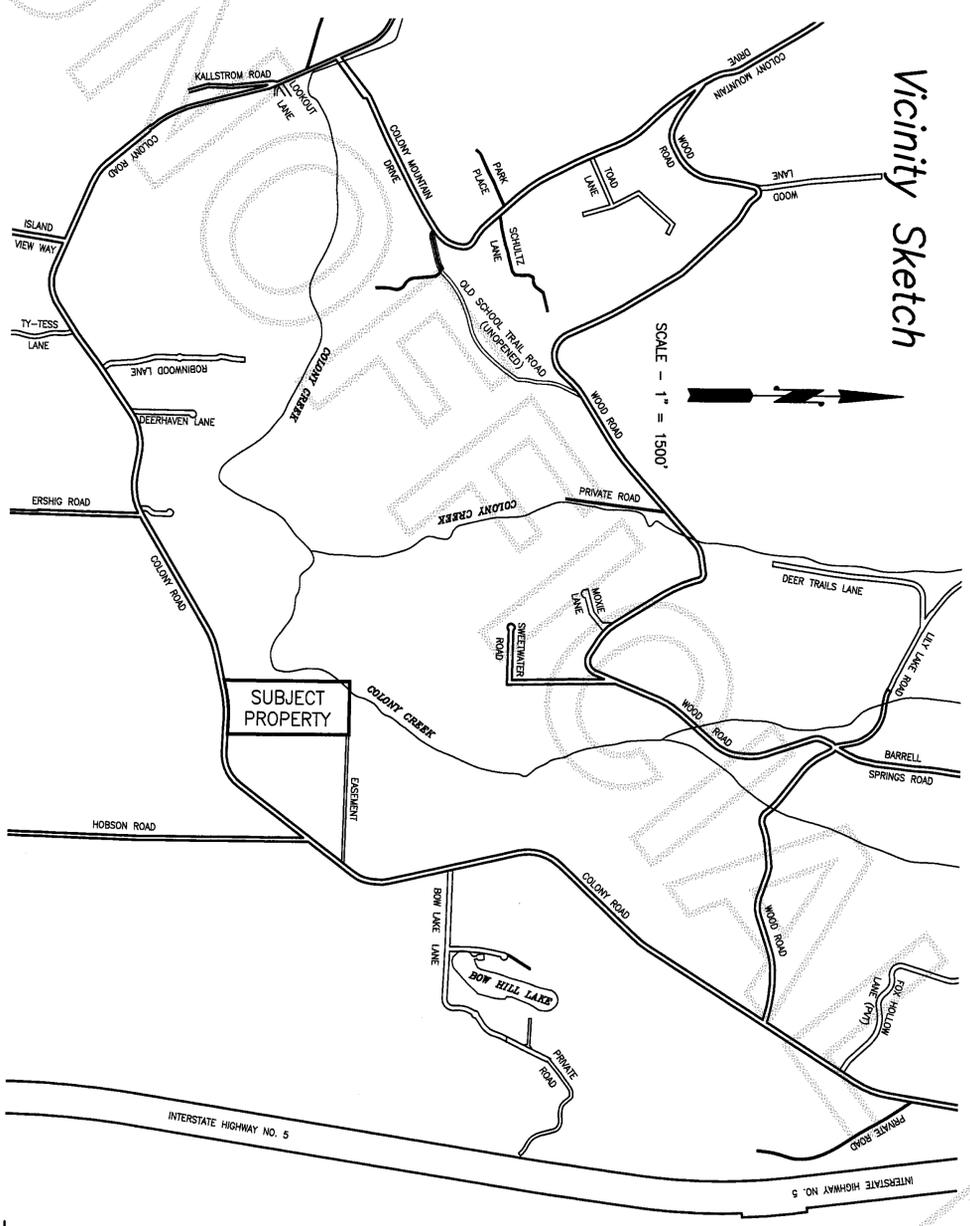
Survey in the NE1/4 of the SW1/4 and in the SE1/4 of the SW1/4 of Section 25, Twp. 36 N., Rng. 3 E., W.M.

Short Plat No. PL09-0289
Date _____

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
3. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSMITTED TO AND ACCEPTED BY THE COUNTY.
4. BASIS-OF-BEARINGS - ASSUMED S001°14'03"E ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 25.
5. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RR)
6. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
8. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
9. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GAS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
10. WATER - WATER WILL BE SUPPLIED BY INDIVIDUAL WELLS.
11. ALL NEW AND EXISTING WATER WELLS ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADIUS WELL PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS; MANURE LAGOONS; SEWAGE LAGOONS; INDUSTRIAL LAGOONS; LANDFILLS; HAZARDOUS WASTE SITES; SEA-SALT INTRUSION AREAS; CHEMICAL OR PETROLEUM STORAGE AREAS; PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL; LIVESTOCK BARN; AND LIVESTOCK FEED LOTS. FOR WELLS DRILLED AFTER 1992 ON LOTS PLATTED AFTER 1992, THE WELL PROTECTION ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. TEN (10) FOOT STRIPBACKS ARE REQUIRED BETWEEN SEPTIC AND WATER LINES PER WAC 246-272A.
12. ALL RAINOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
13. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS: A.F.#156323; A.F.#20104300094; A.F.#200609080049; A.F.#200709260067.
14. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 22.76 ACRES.
15. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION, BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F.#201106090076.
16. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F.#201106090075.
17. PER SEC 14.18.310 (5) (D) OPEN SPACE RURAL OPEN (OS-RO). THIS DESIGNATION IS TO PROVIDE FOR OPEN AREAS WITHIN THE RURAL PORTIONS OF THE COUNTY WITHOUT HAVING TO BE COMMITTED TO A SPECIFIC RECREATIONAL USE. IT IS INTENDED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THIS OPEN SPACE MAY ONLY BE USED IN CARDS WITH THE FOLLOWING DESIGNATIONS: RURAL VILLAGE RESIDENTIAL, RURAL INTERMEDIATE AND RURAL RESERVE EXCLUDING FIDLEGO ISLAND UNTIL SUCH TIME THAT A SUBAREA PLAN WHICH ALLOWS FOR THIS OPTION HAS BEEN COMPLETED IN CONJUNCTION WITH ANY RELEVANT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR PURPOSES OF CONSISTENCY. ALL OPEN SPACE PLACED IN THIS DESIGNATION SHALL REMAIN IN OS-RO UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT AND IMPLEMENTING REGULATIONS RESULTING FROM THE COMPLETION OF A COUNTY-WIDE COMPREHENSIVE NEEDS ANALYSIS FOR FUTURE DEVELOPMENT, IN WHICH CASE THE OS-RO OPEN SPACE MAY BE REDESIGNATED TO OS-UR UPON APPLICATION TO THE COUNTY. SUCH APPLICATION SHALL REQUIRE AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENTS. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT. ALSO PER SEC 14.18.310(5)(D) "ALL OPEN SPACE DESIGNATED OS-RO MAY HAVE THE SAME USES AS ALLOWED IN OS-RA."
18. PER SEC 14.18.310(5)(A) "ALL OPEN SPACE DESIGNATED OS-RO MAY BE USED FOR HOBBY FARMS, GREENBELTS AND TRAILS OR ANY RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATION, SO LONG AS A SPECIAL USE PERMIT IS OBTAINED."
19. MAINTENANCE OF THE OS-RO WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 4.

Vicinity Sketch



Legal Description

THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING NORTHERLY OF THE NORTH LINE OF THE 60 FOOT WIDE COLONY ROAD AS SAID ROAD WAS CONVERTED TO SKAGIT COUNTY BY DEED RECORDED JULY 15, 1932, UNDER AUDITOR'S FILE NO. 251703, IN VOLUME 161 OF DEEDS, PAGE 240, RECORDS OF SKAGIT COUNTY, WASHINGTON,
 EXCEPT THEREFROM A 30 FOOT TRIANGLE IN THE NORTHEAST CORNER THEREOF AS RESERVED BY BLOEDEL, DONOVAN, TIMBER COMPANY IN DEED RECORDED NOVEMBER 15, 1945, UNDER AUDITOR'S FILE NO. 385158, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.
 JOHNN WALKER, HEIR OF RALPH HALSTAD, (DECEASED), AS HER SEPARATE PROPERTY

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOANN WALKER SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 NOTARY SIGNATURE: _____ TITLE: NOTARY
 DATE: 11/11/11 MY APPOINTMENT EXPIRES: 11/11/11



Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2011.
 SKAGIT COUNTY TREASURER: _____ DATE: 11-2-11



Approvals

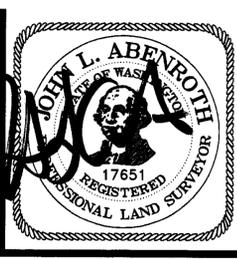
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS _____ DAY OF _____ 2011.
 SHORT PLAT ADMINISTRATOR: _____ COUNTY ENGINEER: _____
 THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WELLS) THIS _____ DAY OF _____ 2011.
 SKAGIT COUNTY HEALTH OFFICER: _____

Owner/Developer

RICK AND JOANN WALKER
 3813 SKALE LAKE
 SEDRO-WOOLLEY, WA 98284
Short Plat (CARD)
for Rick and Joann Walker

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			207140	STW	jlg	18AUG09	1" = 1500'	1 OF 2

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
 COPYRIGHT 2008 SKAGIT SURVEYORS, INC.



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in August 2009 at the request of Rick Walker.
 John L. Abenroth CERT#17651
 Date: 5/3/2011

AUDITOR'S CERTIFICATE
 201106090074
 Skagit County Auditor
 6/9/2011 Page 2 of 2 2:44PM
 County Auditor or Deputy Auditor

Survey in the NE1/4 of the SW1/4 and in the SE1/4 of the SW1/4 of Section 25, Twp. 36 N., Rng. 3 E., W.M.

Short Plat No. PL09-0289

Date

PL09-0289

CENTER OF SECTION 25 AS SHOWN ON SURVEY FILED IN A.F.#200312050140

EASEMENTS FOR INGRESS, EGRESS, & UTILITIES TO BE USED IN COMMON BY LOTS 2 & 3.

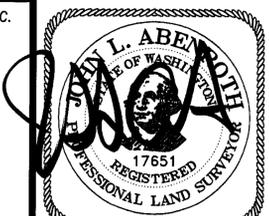
FOUND 1 3/4" IRON PIPE 0.75" HIGH WITH TAPPED WHITE HUB DRIVEN IN ITS TOP ON 3/1/90.

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			207140	smm	jlg	18AUC09	1" = 100'	2 OF 2

COMPUTED FROM SURVEY RECORDED IN VOLUME 7 OF SURVEYS AT PAGE 153 & FILED IN A.F.#8902010021.

Short Plat (Card) for Rick and Joann Walker

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

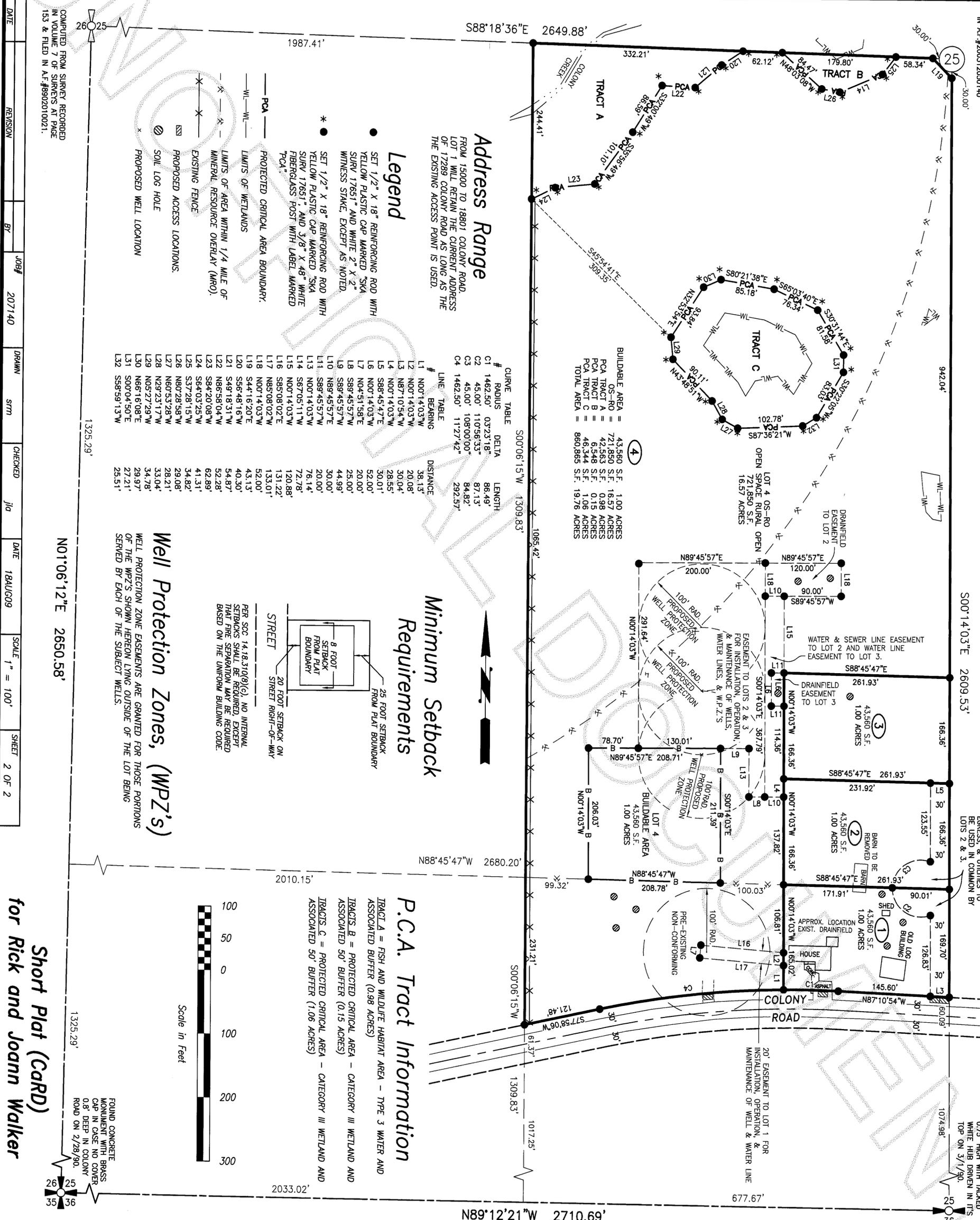


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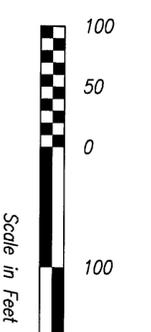
John L. Abenroth CERT#17651
 Date 5/3/2011

AUDITOR'S CERTIFICATE
 201106090074
 Skagit County Auditor
 6/9/2011 Page 2 of 2 2:44PM

County Auditor or Deputy Auditor



Well Protection Zones, (WPZ's)
 WELL PROTECTION ZONE EASEMENTS ARE GRANTED FOR THOSE PORTIONS OF THE WPZ'S SHOWN HEREON LYING OUTSIDE OF THE LOT BEING SERVED BY EACH OF THE SUBJECT WELLS.



Scale in Feet

FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE NO COVER 0.8' DEEP IN COLONY ROAD ON 2/28/90.